



TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: June 4, 2013

TITLE: Ordinance – Rezoning from Residential Single Family/Low Medium
Density District (RS-8) to Community Facility – House of Worship (CF-H) –
Case 2-Z-13

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning the property located at 1509 and 1513 NW 5 Street from Residential Single Family/Low Medium Density District (RS-8) to Community Facility – House of Worship (CF-H).

Background

The applicant is requesting to rezone two residential lots totaling 10,170 square feet, located on the north side of NW 5th Street from Residential Single Family/Low Medium Density District (RS-8) to Community Facility – House of Worship (CF-H) to permit a grass parking lot ancillary to the existing house of worship, located to the south of the subject property and which has been in existence at this location since 1964.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the Planning and Zoning Board (PZB) recommended approval of the rezoning by a vote of 9-0 on April 17, 2013. The application, staff report and record of the PZB are available as Exhibits 2, 3 and 4 respectively. The sketch and legal description are provided for in the attached ordinance.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

The site is designated NW RAC on the City's Future Land Use Map. The proposed rezoning is consistent with the City's Comprehensive Plan in that the proposed parking uses are permitted in this land use category.

2. Substantial changes in the character of development in or near the area under consideration supports the proposed zoning.

This site is currently vacant. The proposed CF-H zoning district is intended to serve as parking and will aid as a buffer between the existing residential uses and the house of worship. The proposed rezoning would not represent a substantial change to the character of the surrounding area.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

The surrounding properties to the north, east, and west have a zoning classification of Residential Single Family (RS-8). The properties to the south have a zoning classification of Community Facilities-House of Worship (CF-H) and all properties have a NW RAC land use designation. The zoning change will allow the applicant to provide grass parking as a low intense use within a residential area in a manner that is compatible with the residential character of the area.

The City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the Department and the Planning and Zoning Board ("PZB") and shall hear public comment on the application when determining whether the rezoning request meets the criteria for rezoning.

Resource Impact

There is no fiscal impact associated with this action

Attachment(s)

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – Staff Report from the Aril 17, 2013 PZB Meeting

Exhibit 4 – Approved Minutes from the April 17, 2013 PZB Meeting

Exhibit 5 - Ordinance

Prepared by: Yvonne Redding, Planner II

Department Director: Greg Brewton, Sustainable Development